

FOR SALE

17619 Edwards Road Panama City, FL 32409

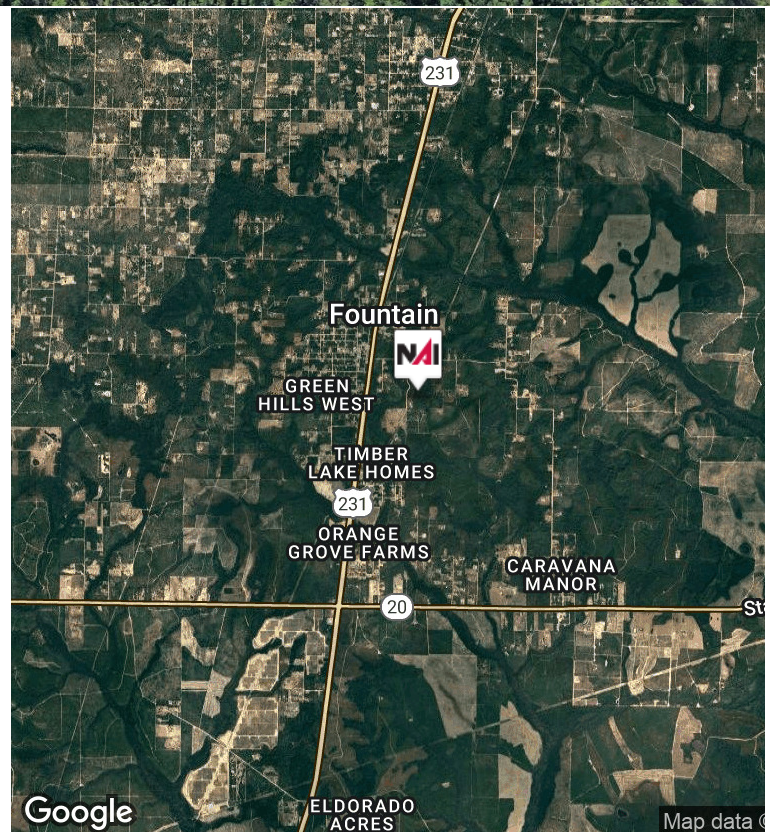
NAI TALCOR



Recreational Land | +/-304 Acres

- Newly constructed pole barn
- Three separate ponds on the property
- Site contains a mix of native timber & successfully replanted longleaf pine.
- Property is situated 2.5 miles north of the intersection of Highway 231 & Highway 20
- Gated entrance with defined property lines and well established road network
- Conex storage container, deerstands and feeders will transfer with sale
- Existing food plots currently planted in millet
- Ideal hunting/recreational property proximate to beaches and commercial amenities
- Owner financing available
- Bay Co Parcel IDs: 02352-000-000, 02481-000-000, 02349-000-000, 02380-000-000, 02479-000-000

Sale Price: \$1,495,000



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice. And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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PROPERTY DESCRIPTION

+/- 304 acres in northern Bay County located just 30 minutes from Panama City Beach. Numerous improvements including extensive road system, pole barn, and 3ac pond. The property has multiple food plots attracting deer, turkey and dove. Main gate is less than 1 mile east of Highway 231 allowing for quick accessibility.

LOCATION DESCRIPTION

Heading North on Highway 231, turn East on Webber Rd, which lies 2.5 miles north of the intersection of Highway 231 & Highway 20. After traveling 0.8 miles down Webber Rd, turn South on Edward Rd. The +/-304ac property lies at the end of Edward Rd.